

# PARAGON

CONSTRUCTION GROUP, L.L.C.

LA Contractor License # R- 88665, C- 47782  
9223 Amber Drive, Baton Rouge, LA, 70809  
www.parcg.net  
Mike Dalrymple 225.806.1406

RE: Tract C, Geo-Jes Country Estates

To Whom It May Concern:

Tract C of Geo-Jes Country Estates is a rural tract of land located at the end of Chaumont drive which is off of Frenchtown road near the Central Thruway.

The property has no deed restrictions recorded upon it and it is currently zoned rural.

The property has a 150' drainage ROW within the mid section of the tract and there are no other servitudes or right-of-way areas recorded on the property.

Tract C is located in Section 51, T6S, R2E Greensburg Land District of Louisiana in East Baton Rouge Parish. The property is bound to the North and West by adjoining lots in the first filing of Geo-Jes subdivision. The property is bound by Evergreen Hills subdivision to the East and by private tract to the South.

Tract C is approximately 30 acres as indicated by survey filed as "Final Plat of GEO-JES COUNTRY ESTATES", recorded September 16, 1974.

There are public municipal services very near the West property line of the tract, including, water, sewer, power, and gas. A current sewer capacity request has been sent in to DPW as of March 14, 2014 and engineers familiar with the area believe there is more than enough capacity to service another ten to fifteen single family residences.

Some portions of the property have elevations at or above the 100yr base flood elevation and the area in the approximate center is very low and serves as drainage for surrounding property via Draughn Creek.

Our desire is to develop a small number of lots, preferably ten, along the West property line and create a trail system surrounding the perimeter of the tract and then winding through a park-like environment to the East of the drainage ROW. We also wish to widen and deepen the drainage ROW in some areas such that it becomes an attractive feature within the tract. The subdivision will be private with no street maintenance requested or required by the parish or the City of Central. The subdivision will be accessed via an existing public street, Chaumont Drive. Please see attached rough draft for your consideration.



# FINAL PLAT of **GEO-JE'S COUNTRY ESTATES**

Located in Section 51, T&S, R2E, Grossburg Lead District of Louisiana, East Bossou Rouge Parish, La.

**GEO-JE'S COUNTRY ESTATES COMPANY**  
for

This is to certify that this Plat is made in accordance with La. R.S. 33:5031 and conforms to all Parish Ordinances governing the subdivision of land.

By Thomas J. Decoteau, C.E. 6098 7/27/74  
NORRIS J. DECOTEAU, C.E.

**ADCO**

Engineers & Planners  
Spc 45

**FILED**

September 16, 1974  
RECORDED IN BOOK

RECOMMENDED FOR APPROVAL  
RECORDING OF PUBLIC WORKS  
EAST BOSSOU ROUGE PARISH

By Robert A. Bennett  
5-13-74

APPROVED  
PLANNING COMMISSION  
EAST BOSSOU ROUGE PARISH

By Robert A. Bennett  
5-13-74

REVISIONS  
NO. 1  
DATE 7/27/74

NO. 2  
DATE 7/27/74

NO. 3  
DATE 7/27/74

NO. 4  
DATE 7/27/74

NO. 5  
DATE 7/27/74

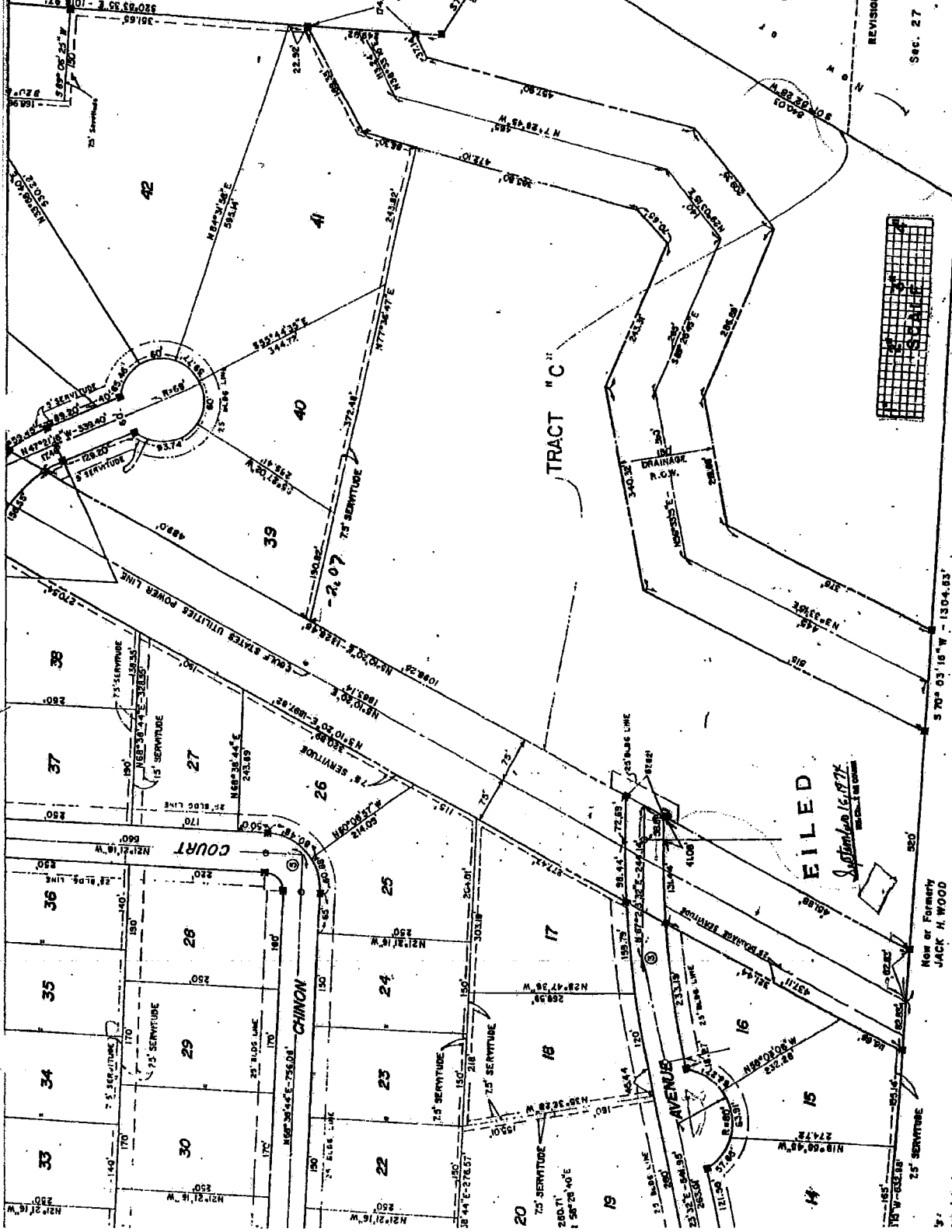
NO. 6  
DATE 7/27/74

NO. 7  
DATE 7/27/74

NO. 8  
DATE 7/27/74

NO. 9  
DATE 7/27/74

NO. 10  
DATE 7/27/74



NO.	CURVE	DATA	AREA
1	A	15° 27' 30"	18.00
2	B	15° 27' 30"	18.00
3	C	15° 27' 30"	18.00
4	D	15° 27' 30"	18.00
5	E	15° 27' 30"	18.00
6	F	15° 27' 30"	18.00
7	G	15° 27' 30"	18.00
8	H	15° 27' 30"	18.00
9	I	15° 27' 30"	18.00
10	J	15° 27' 30"	18.00

No person shall provide or install a method of sewage treatment or disposal other than connection to a sanitary sewer system, until the design for that method of treatment or disposal has been approved by the East Bossou Rouge Parish Health Unit.  
Property shown herein is subject to restrictions as filed in original books as filed in the office of the Clerk and Recorder of East Bossou Rouge Parish.

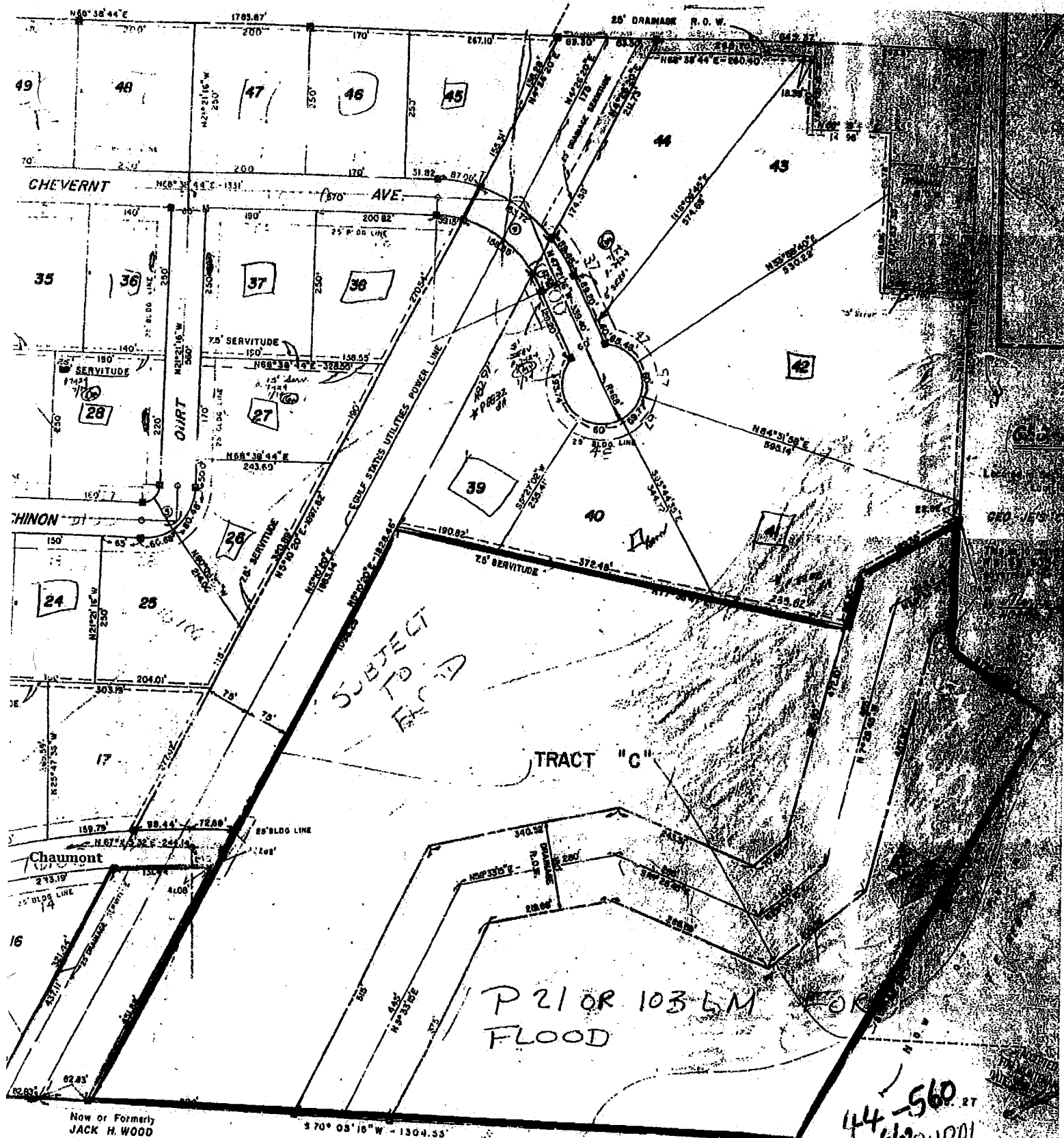
Noted to be made this Plat  
on this Plat are hereby  
for proper persons. All names  
for use of utilities, drainage,  
other public persons for  
to be placed nor shall any  
traverse or parallel within or  
present or necessarily  
which is granted.

**GEO-JE'S COUNTRY ESTATES**  
By Thomas J. Decoteau  
7/27/74

Notary Public  
East Bossou Rouge Parish, La.

**20**

**20**



No person shall provide or install a method of sewage treatment or disposal other than connection to a sanitary sewer system, until the design for that method of treatment or disposal has been approved by the East Baton Rouge Parish Health Unit.

Property shown hereon is subject to restrictions as filed in original Bundle as filed in the office of the Clerk and Recorder of East Baton Rouge Parish.

GEO-JE'S COUNTRY ESTATES

by George D. Haynes

date 11/1/74

No.	CURVE DATA		T	P	M	L
	A	D				
1	10°	4.75	10.00	10.00	10.00	10.00
2	15°	3.50	15.00	15.00	15.00	15.00
3	20°	2.40	20.00	20.00	20.00	20.00
4	25°	1.40	25.00	25.00	25.00	25.00
5	30°	0.40	30.00	30.00	30.00	30.00
6	180° 00'	0.00	180.00	180.00	180.00	180.00



PROPOSED SUBDIVISION OF  
TRACT C, GEO-JES COUNTRY ESTATES

Lot sizes avg 95 x 200

g  
v  
tude

10

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4

3

2

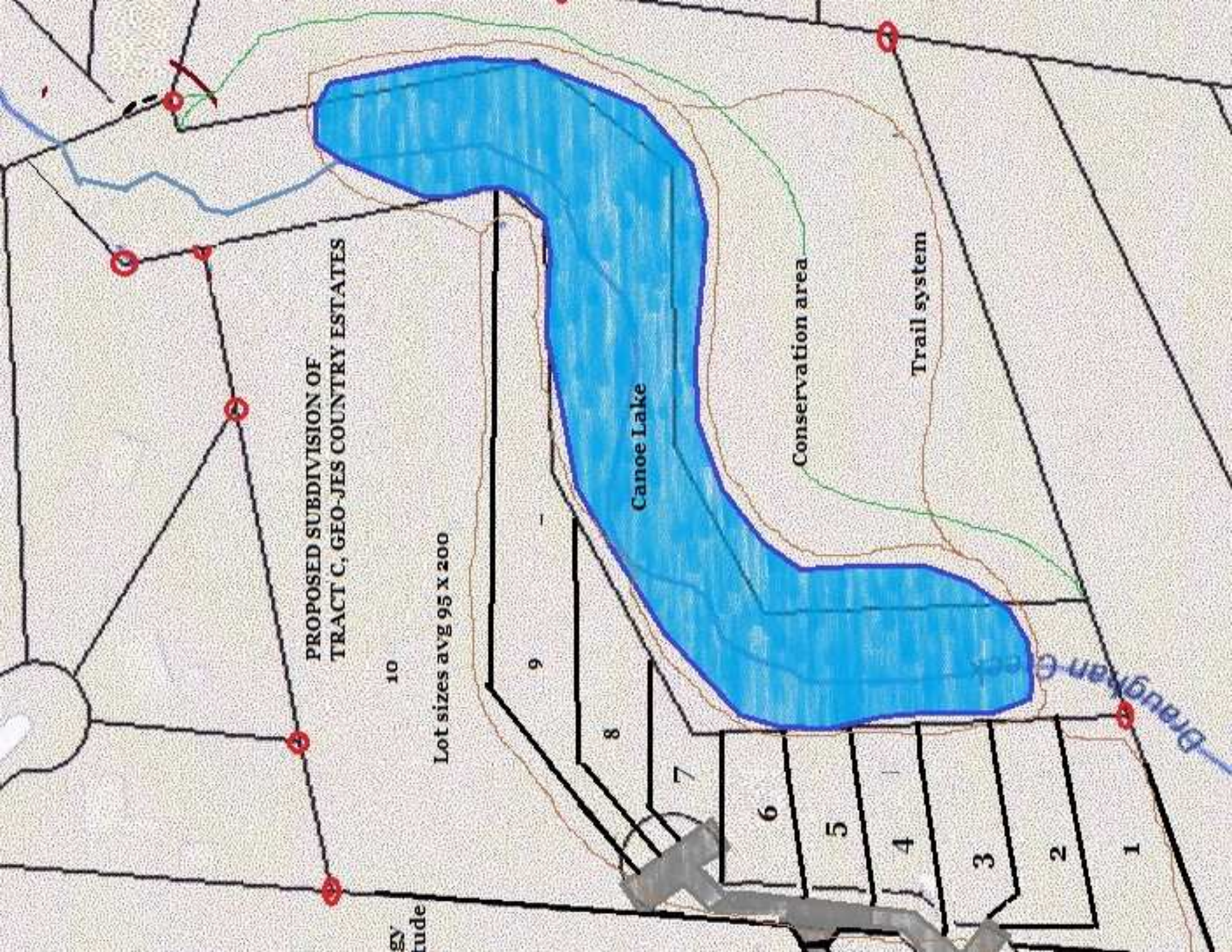
1

Canoe Lake

Conservation area

Trail system

Braughan Creek





**Woodrow Muhammad - COC**

**CONSULTANT COMMENTS**

**From:** David Barrow - CoC  
**Sent:** Wednesday, March 19, 2014 2:44 PM  
**To:** Woodrow Muhammad - COC  
**Subject:** FW: Central: Mike Dalrymple subdivision rough draft  
**Attachments:** Mike Dalrymple Sub.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Comments attached.

David Barrow  
Chief Administrative Officer  
City of Central  
13421 Hooper Rd Ste 9  
Central, LA 70818-2900  
(Office) 225-261-5255  
(Cell) 225-200-8701  
[www.centralgov.com](http://www.centralgov.com)

Please consider the environment before printing this email. Geaux Green.

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**From:** Nathan Gaspard [Nathan.Gaspard@erm.com]  
**Sent:** Wednesday, March 19, 2014 2:29 PM  
**To:** David Barrow - CoC  
**Subject:** RE: Central: Mike Dalrymple subdivision rough draft

David,

Regarding the referenced proposal I submit the following comments and 4 page graphic pdf (see attached):

- I have no problem with the preliminary layout and am liking the large conservation area included in the proposal (if it indeed will be conserved - see below)
- I do have concerns about how much of the area shown as conservation will actually be conserved. I worry that the re-grading for the pond and to elevate the building sites to satisfy BFE requirements might require clearing of a substantial part of the conservation area which would not be a benefit to the community.
- I would like to apply actual acreages of the proposal and plug them into the Net Density Calculator Tool to get a better idea of the total number and size of lots would be. Maybe you all have already done so, but I wasn't clear on that point.
- There may be wetland mitigation involved in this development but its not clear how that will be handled in the sketch provided.

Please let me know if you have any questions about the above comments. I'll be happy to clarify.

Sincerely,

Nathan Gaspard

Senior Consultant

ERM  
501 Jackson Street, Suite 304  
Alexandria, Louisiana  
71301

Tel: +(318) 266-8317 (direct line)  
Tel: + (318) 445-2825 (switchboard)

[www.erm.com](http://www.erm.com)  
[nathan.gaspard@erm.com](mailto:nathan.gaspard@erm.com)

-----Original Message-----

From: David Barrow - CoC [<mailto:David.Barrow@central-la.gov>]  
Sent: Wednesday, March 19, 2014 9:53 AM  
To: Nathan Gaspard  
Subject: Central: Mike Dalrymple subdivision rough draft

Nathan:

This is a proposed small 10-lot development at the dead-end of Chaumont Ave in Geo-Je's subdivision off of Frenchtown. Please review and provide any comments that you may have. It does border Draughns Creek.

David Barrow  
Chief Administrative Officer  
City of Central  
13421 Hooper Rd Ste 9  
Central, LA 70818-2900  
(Office) 225-261-5255  
(Cell) 225-200-8701  
[www.centralgov.com](http://www.centralgov.com)<<http://www.centralgov.com/>>

Please consider the environment before printing this email. Geaux Green.

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From: Woodrow Muhammad - COC  
Sent: Monday, March 17, 2014 9:28 AM  
To: [dalrymple@gmail.com](mailto:dalrymple@gmail.com)  
Cc: David Barrow - CoC  
Subject: FW: Mike Dalrymple subdivision rough draft

Mr. Dalrymple,

I am in receipt of your proposal. Based upon our meeting and discussion, please see the attached ordinance that maybe a consideration for your development. As I understand it, you would like to go before the Zoning Commission for a pre-application conference. I have verified that the ordinance states that this is an optional step for Planning Unit developments. PUDS, according to the zoning ordinance, are subdivisions of 15 lots or more. However, I will check further to see if there is an exception or if there are other options for you. In the interim please review the cluster subdivision for requirements and/or standards.

Woodrow Muhammad, AICP  
Planning & Zoning Director  
703 Sullivan Road  
City of Central, LA 70739  
Phone: (225) 262-5000  
Cell: (225) 975-1570  
Fax: (225) 262-5001  
[www.centralgov.com](http://www.centralgov.com)<<http://www.centralgov.com/>>

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[cid:image003.jpg@01CF41BD.4657D760]

From: Mike Dalrymple [<mailto:dalrymplem@gmail.com>]  
Sent: Thursday, March 13, 2014 3:19 PM  
To: Woodrow Muhammad - COC  
Subject: Mike Dalrymple subdivision rough draft

Please find the attached subdivision rough draft as discussed.

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Thanks,

Mike Dalrymple  
Paragon Construction Group  
[www.parcg.net](http://www.parcg.net)<<http://www.parcg.net>>  
225-806-1406

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